

COMMISSION ON CHICAGO LANDMARKS

NOTICE OF A REGULAR MEETING

Pursuant to a resolution adopted by the Commission on Chicago Landmarks on June 4, 2020, regarding the Chairman's emergency rule-making powers, the Chairman of the Commission on Chicago Landmarks issued "Emergency Rules Governing the Conduct of Remote Public Commission Meetings and Provisions for Remote Public Participation" effective January 19, 2021, in response to the COVID-19 emergency. The Emergency Rules can be found on the Commission's website at www.chicago.gov/ccl.

In line with the Emergency Rules, the regular meeting of the **Commission on Chicago Landmarks** on **Thursday, November 4, 2021**, will be a **virtual meeting simulcast to the general public via livestreaming**. The Commission on Chicago Landmarks meeting will begin at **12:45 p.m.**

The **Permit Review Committee** will hold its regular meeting on Thursday, November 4, 2021, at **1:15p.m.** This meeting will also be a virtual meeting simulcast to the general public via livestreaming.

Members of the public may view the Commission's virtual meetings via livestream by selecting "Click here to access the live stream on the day of the meeting" on the Commission's website at www.chicago.gov/ccl. Verbal statements by the public will take place at the beginning of each meeting.

The Commission highly encourages members of the public to submit their comments in written form. Written comments must be received no later than 24 hours in advance of the Commission meetings. Comments should be sent to: ccl@cityofchicago.org. Written comments received after the deadline shall not be considered. For additional details regarding format, submission, or content, please see the Emergency Rules at www.chicago.gov/ccl.

Members of the public wishing to speak during the virtual meetings must register in advance by completing a form found at www.chicago.gov/ccl and emailing it to ccl@cityofchicago.org. Registration will open at 9:00 a.m. on Friday, October 29 and will close either when the fifteen open spots have been allocated or by 12:45 p.m. on Tuesday, November 2, whichever comes first.

Historic Preservation staff will communicate to members of the public who have signed up to speak the means by which they can participate remotely in the virtual meetings. Aldermen or their representatives wishing to submit comments or speak during the virtual meetings should contact Historic Preservation staff by 12:45 p.m. on Tuesday, November 2.

Attached is a copy of the agendas for the Commission meetings.

Maurice D. Cox
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, November 4, 2021
Virtual Meeting
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of October 7, 2021

2. Report from Department of Planning and Development

SETH WARNER HOUSE
631 North Central Avenue

WARD 37

3. Final Landmark Recommendation

LITTLE VILLAGE ARCH
3100 West 26th Street

WARD 12

4. Permit Review Committee Reports

Report on Projects Reviewed at the October 7, 2021, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of October 2021

5. Adjournment

Commission on Chicago Landmarks
Summary of Projects with Staff Recommendations, November 4, 2021

2. Report from Department of Planning and Development

SETH WARNER HOUSE
631 North Central Avenue

WARD 37

Staff Recommendation--Staff recommends that the Commission accept the report stating:

The Department of Planning and Development (DPD) finds that the proposed landmark designation of the Seth Warner House supports the City's overall planning goals for the surrounding Community Area and is consistent with the City's governing policies and plans.

The Seth Warner House is in the Austin Community Area, one of ten neighborhoods that are part of the Department's INVEST South/West community improvement initiative. The Department's goal is to re-activate neighborhood cores that have historically served as focal points for pedestrian activity, shopping, services, transportation, public spaces and quality-of-life amenities for residents. In Austin, the priority corridor is Chicago Avenue, running from Kilpatrick Avenue on the east to Austin Boulevard on the west. The Warner House is located a block away from the corridor.

As part of the INVEST South/West initiative, the Department has focused on another designated Chicago Landmark in the community: the long-vacant Laramie State Bank, a half-mile northeast of the Seth Warner House. Last March DPD announced the winning proposal from the Austin United Alliance. The proposed \$37.5 million project will renovate the landmark structure with commercial uses that include a blues museum, bank branch, café, and business incubator. The adjacent land will be redeveloped with a mixed-income, multi-story rental building that includes a green roof, public plaza, social spaces, and outdoor art.

DPD's planning work in Austin identifies broad community assets there, including its designated Chicago Landmarks. Designation of the Seth Warner House will add another welcome cultural asset to Austin. The plan also acknowledges Design Excellence Principles that guide the Department's work. Aspects of these principles include strengthening the culture of our communities and committing to cultural longevity. Both principles are manifest in the proposed designation of the Warner House as a Chicago Landmark.

3. Final Landmark Recommendation

LITTLE VILLAGE ARCH
3100 West 26th Street

WARD 12

Staff Recommendation--Staff recommends that the Commission approve the following:

Pursuant to Section 2-120-690 of the Municipal Code of the City of Chicago (the "Municipal Code"), the Commission on Chicago Landmarks (the "Commission") has determined that the

Little Village Arch (hereinafter, the “Arch”) is worthy of designation as a Chicago Landmark. On the basis of careful consideration of the history and architecture of the Arch, the Commission has found that it satisfies the following three (3) criteria set forth in Section 2-120-620 of the Municipal Code:

- 1. Its value as an example of the architectural, cultural, economic, historic, social, or other aspect of the heritage of the City of Chicago, State of Illinois, or the United States.*
- 4. Its exemplification of an architectural type or style distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship.*
- 5. Its identification as the work of an architect, designer, engineer, or builder whose individual work is significant in the history or development of the City of Chicago, the State of Illinois, or the United States.*

I. BACKGROUND

The formal landmark designation process for the Arch began on September 2, 2021, when the Commission approved a preliminary landmark recommendation (the "Preliminary Recommendation") for the Arch as a Chicago Landmark. The Commission found that the Arch meets three (3) of the seven (7) criteria for designation, as well as the integrity criterion, identified in the Chicago Landmarks Ordinance (Municipal Code, Section 2-120-580 *et seq.*).

As part of the Preliminary Recommendation, the Commission preliminarily identified the “significant historical and architectural features” of the Arch as:

- All elevations, including the roofline, of the Arch

Also, as part of the Preliminary Recommendation, the Commission adopted a Designation Report, dated September 2, 2021, the most current iteration of which is dated November 4, 2021, incorporated herein and attached hereto as **Exhibit A** (the “Designation Report”).

At its regular meeting of October 7, 2021, the Commission received a report incorporated herein and attached hereto as **Exhibit B** (the “Department of Planning and Development Report”) from Maurice D. Cox, Commissioner of the Department of Planning and Development, stating that the proposed landmark designation of the Arch supports the City’s overall planning goals and is consistent with the City’s governing policies and plans.

On October 22, 2021, the Commission received written consent to landmark designation of the Arch in a form dated October 22, 2021, and signed by Commissioner Gia Biagi, City of Chicago Department of Transportation, representing the owner of the Arch (the City of Chicago).

II. FINDINGS OF THE COMMISSION ON CHICAGO LANDMARKS

WHEREAS, pursuant to Section 2-120-690 of the Municipal Code, the Commission has reviewed the entire record of proceedings on the proposed Chicago Landmark designation, including the Designation Report and all of the information on the proposed landmark designation of the Arch; and

WHEREAS, with its *Bienvenidos a Little Village* sign, the Arch exemplifies the cultural and social heritage of the Mexican community in Chicago in general and the neighborhood of Little Village specifically; and

WHEREAS, the Arch spans West 26th Street, a commercial street with significant economic heritage as it has served waves of immigrant residents over time including Europeans and Mexicans. Though many of the buildings on West 26th Street were built prior to the community becoming Mexican, the community has added and preserved its own significant layer of culture to West 26th Street through language, food, religion, family structure, murals, music and dance; and

WHEREAS, the Arch is unique in Chicago as the only example of a street gateway inspired by historic gateways built at Mexican religious sites, haciendas and walled towns in the Colonial era. It may be the only such example north of the Rio Grande River; and

WHEREAS, with its clay tile roof, stucco towers with domed roofs, and tiled span, the Arch exhibits materials and design details that are typically found in Mexico and conveys the living heritage of the community in Little Village; and

WHEREAS, Mexican-American artist and architect Adrián Lozano holds the distinction of being involved in the design of three buildings in Chicago treasured by the Mexican community: the Little Village Arch, the National Museum of Mexican Art and Benito Juárez Community Academy; and

WHEREAS, in 1941 Lozano painted the *Progress of Mexico*, a mural inside the Benito Juárez Club room " at Hull House. Though the work no longer survives, it is significant as the first manifestation of the Mexican Muralism Movement in Chicago, a Movement that continues to thrive in the city.

WHEREAS, the Arch meets three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and

WHEREAS, consistent with Section 2-120-630 of the Municipal Code, the Arch has significant historic, community, architectural, or aesthetic interest or value, the integrity of which is preserved in light of its location, design, setting, materials, workmanship, and ability to express such historic, community, architectural, or aesthetic interest or value; now, therefore,

THE COMMISSION ON CHICAGO LANDMARKS HEREBY:

1. Adopts the recitals, findings and statements of fact set forth in the preamble and Sections I and II hereof as the findings of the Commission; and
2. Adopts the Designation Report, as revised, and dated this November 4, 2021; and

3. Finds, based on the Designation Report and the entire record before the Commission, that the Arch meets the three (3) criteria for landmark designation set forth in Section 2-120-620 (1), (4) and (5) of the Municipal Code; and
4. Finds that the Arch satisfies the "integrity" requirement set forth in Section 2-120-630 of the Municipal Code; and
5. Finds that the significant historical and architectural features of the Arch are identified as follows:
 - All elevations, including the roofline, of the Arch
6. Recommends the designation of the Arch a Chicago Landmark.

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE THURSDAY, November 4, 2021 Virtual Meeting

1:15 p.m.

AGENDA:

- 1. 6204 S. Green** **16th Ward**
Engine Company 84, Truck 51
Proposed exterior and interior firehouse renovation for new commercial kitchen and event space with rear addition.
- 2. 720 S. Michigan** **4th Ward**
Historic Michigan Boulevard District
Proposed modifications to the entrance and canopy on Michigan Avenue.
- 3. 2028-2062 N. Clybourn** **2nd Ward**
Proposed Ludlow Typograph Company Building
Proposed exterior and interior rehabilitation of the existing industrial building.
- 4. 4543 S. Ellis** **4th Ward**
North Kenwood District
Proposed new construction of three-story, six-dwelling unit, masonry multi-family residential building with roof deck and rear garage.
- 5. 3659 N. Springfield** **30th Ward**
Villa District
Proposed demolition of existing garage and construction of new two-car garage.
- 6. 2037 W. Haddon** **2nd Ward**
Ukrainian Village District
Proposed masonry replacement and replication of original deteriorated brickwork features, new porch and entry stair, and rear extension of existing dormers.

Dijana Cuvalo, AIA
Historic Preservation Division
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of project and staff recommendations, November 4, 2021

1. 6204 S. Green

16th Ward

Engine Company 84, Truck 51

Proposed exterior and interior firehouse renovation for new commercial kitchen and event space with rear addition.

Applicant: Englewood Connect LLC, owner
SOM Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. Window and door details shall be submitted with the permit application;
2. The new guardrails and mechanical screening shall have a dark, non-reflective finish;
3. No signage is approved at this time however the proposed sign location on the front elevation is approved in concept, provided it fits within the soldier course border and signage details are submitted to Historic Preservation staff for review for approval; and,
4. The attachment location for the future, Phase 2 connection structure is approved in concept. Once the design is developed, the new construction will be presented to the Permit Review Committee for review.

2. 720 S. Michigan

4th Ward

Historic Michigan Boulevard District

Proposed modifications to the entrance and canopy on Michigan Avenue.

Applicant: Chicago Lessee, LLC dba Hilton Chicago, owner
Fujikawa Johnson Global Architects, Inc., architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the Commission's *Guidelines For Alterations to Historic Buildings and New Construction* and Standard 9 of the *U.S. Secretary of the Interior's Standards For*

Rehabilitation of Historic Buildings and, therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project per the following conditions:

1. Any new brass that needs to be fabricated for the entrance should match the historic brass in color, finish, profile, and design. Finish samples for the new brass shall be provided to Historic Preservation staff for review and approval;
2. Finish samples for the canopy shall be provided to Historic Preservation staff for review and approval;
3. Plan and section drawings that indicate the layout and attachment details of the speakers and heaters in the canopy shall be submitted to Historic Preservation staff for review and approval; and,
4. Drawings shall be revised to reduce the depth of the sign to be no more than 3” so it is more proportional with the canopy. Drawings of any signage to be attached to the canopy shall be submitted for review by Historic Preservation staff under separate permit application submissions.

3. 2028-2062 N. Clybourn

2nd Ward

Proposed Ludlow Typograph Company Building

Proposed exterior and interior rehabilitation of the existing industrial building.

Applicant: Annexation LLC, owner
GREC Architects, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission’s Rules and Regulations, the Commission’s *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 1, 2, 3, 5, 6, 9 and 10 of the *U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the proposed landmark property and approve the project with the following conditions:

1. The exterior and interior alterations as shown on submitted drawings dated October 26, 2021, are approved. A complete set of drawings showing existing conditions, proposed demolition and proposed additions and alterations, including plans, elevations, sections and details shall be submitted for Historic Preservation staff review and approval as part of a permit application;
2. Masonry and limestone repair details, cleaning specifications, and samples of any replacement or new materials required shall

be provided with the permit application for review and approval by Historic Preservation staff;

3. The proposed three-over-one aluminum double-hung windows are approved. The design and profile shall be consistent with the general characteristics of a wood window. Additionally, the muntins should be applied on both the interior and exterior of the glass with a spacer bar if the glass is insulated to create the depth that closely resembles an authentic divided lite. Large-scale, dimensioned detail drawings for each window type through the sill, head, meeting rail, mullions, transom bar, brick mold, and trim shall be provided on the permit drawings for Historic Preservation staff review and approval; and,
4. No signage is approved at this time. Drawings of any signage to be attached to the building shall be submitted for review by Historic Preservation staff under separate permit application submissions.

4. 4543 S. Ellis

4th Ward

North Kenwood District

Proposed new construction of three-story, six-dwelling unit, masonry multi-family residential building with roof deck and rear garage.

Applicant: Jacek Bohacsyk, Exbud LLC, owner
Alexander Polichuk, AP Architects LLC, architect

Staff Recommendation: Staff recommends that the Committee find that the project meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. The new construction project is approved as shown on plans dated 05/20/21. Masonry samples shall be provided to Historic Preservation staff with permit application; and,
2. Window details to be submitted with permit application.

5. 3659 N. Springfield

30th Ward

Villa District

Proposed demolition of existing garage and construction of new two-car garage.

Applicant: Matt Hellige, owner
WDN Architecture LLC, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following condition, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's

Guidelines for Alterations to Historic Buildings and New Construction, and Standards 2, 3, 4, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following conditions:

1. The color and texture of the stucco on the new garage shall be compatible with the main house.
2. The driveway can be widened to accommodate the new garage as proposed. The existing curb cut width shall be maintained.

6. 2037 W. Haddon

2nd Ward

Ukrainian Village District

Proposed masonry replacement and replication of original deteriorated brickwork features, new porch and entry stair, and rear extension of existing dormers.

Applicant: Katherine Mackenzie, owner
dSPACE Studio LTD, architect
Bricks Incorporated, mason

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 3, 6, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property or district and approve the project with the following conditions:

1. All new face brick and mortar shall match the original in dimensions (as closely as possible), coursing, profile, color, texture, and finish. New masonry samples shall be reviewed for approval by Historic Preservation staff prior to order and installation. Façade documentation and masonry repair/replacement details shall be included with permit application;
2. The new front porch stairs shall be revised to have closed risers; and,
3. The ridge height of the dormer extensions shall be no taller than the ridge height of the existing dormers.